



2/5 Philip Avenue Montrose TAS

2 1 2

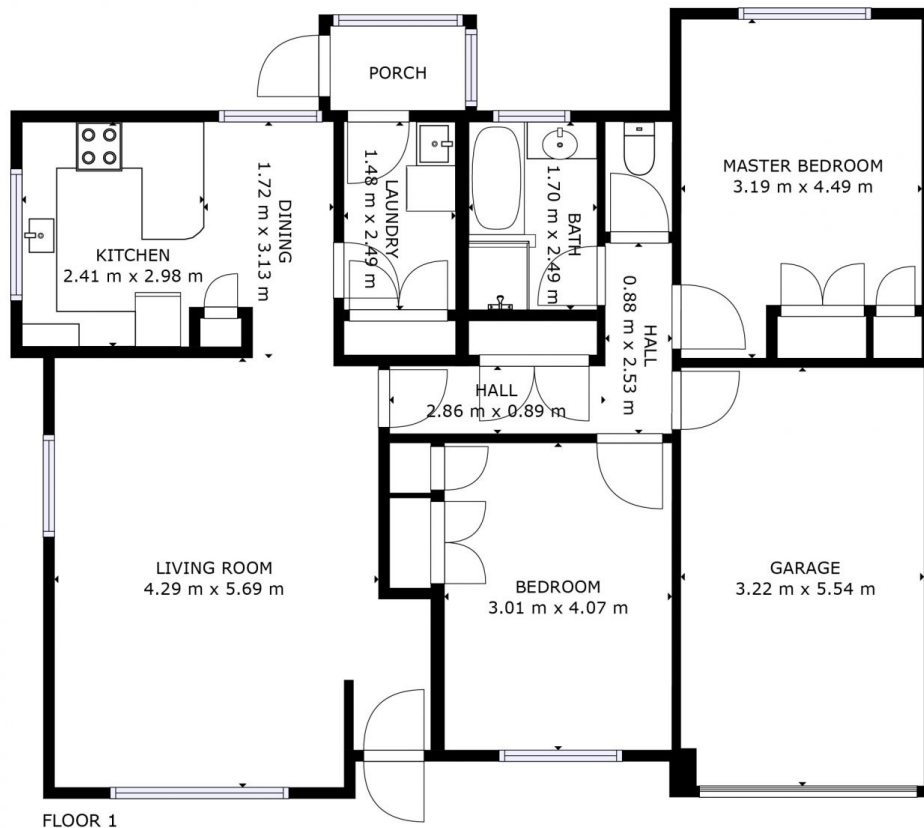
Welcome to this well presented & well maintained 2-bedroom unit, located in a highly sought after area, walking distance to many local services and just a short 15-minute drive from Hobart's CBD. This exceptional property will attract first home buyers to investors and everyone in-between, and offers a range of features that combine comfort & convenience. The property is literally just around the corner from the ever popular Rosetter IGA/bakery, a medical practice & chemist, and even a local service station.

The property is located well off the road ensuring peaceful living, access is gained via a level covered front door entry or drive straight into the garage with internal entry. Once inside, you'll enjoy spacious living with reverse cycle heating and a good size kitchen/dining area. Down the hall are 2 large bedrooms with built-in robes and a very neat &

Price : \$ 430,000
Building Size : 114 sqm
Land Size : 235 sqm
View : <https://www.4one4.com.au/property/25-philip-avenue-montrose-tas/7781501>



Martin Evans
0362 737 414



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 86 m², EXCLUDED AREAS:
PORCH: 2 m², GARAGE: 18 m²
TOTAL: 86 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

4ONE4.
PROPERTY CO.